

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 08/31/2019
Currency: EUR

Constitution date
04/29/2005

VAT Reg. no.
V84329598

Management Company
Europea de Titulización, S.G.F.T

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Fund Auditor

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0366366005	05/06/2005 9,571	14,187.17 135,785,404.07 14.19%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 09/16/2019 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	09/16/2019 "Pass-Through"	AAAsf Aa1 (sf)	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000		100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec		03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2 (sf)	AAA Aaa
Series B ES0366366021	05/06/2005 192	26,777.55 5,141,289.60 26.78%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 09/16/2019 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf A1 (sf)	A+ Aa3
Series C ES0366366039	05/06/2005 237	26,776.29 6,345,980.73 26.78%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.2320% 09/16/2019 15.702807 Gross 12.719274 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+sf Ba3 (sf)	BBB- Baa3
Total		147,272,674.40	1,100,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
		% Monthly CPR (SMM)		0,17		0,25		0,34		0,42	
		% Annual equivalent CPR		2,00		3,00		4,00		5,00	
Series A1	With optional redemption *	Average life	Years	1.94	1.74	1.73	1.53	1.52	1.50	1.31	1.31
		Date	05/25/2021	03/13/2021	03/07/2021	12/25/2020	12/21/2020	12/17/2020	10/08/2020	10/05/2020	10/05/2020
		Final Maturity	Years	2.25	2.00	2.00	1.75	1.75	1.75	1.50	1.50
	Without optional redemption *	Date	09/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	12/15/2020	12/15/2020	12/15/2020
		Average life	Years	5.01	4.82	4.65	4.48	4.32	4.17	4.02	3.88
		Date	06/19/2024	04/12/2024	02/07/2024	12/07/2023	10/10/2023	08/15/2023	06/23/2023	05/04/2023	05/04/2023
Series B	With optional redemption *	Final Maturity	Years	15.26	15.26	15.26	15.26	15.26	15.26	15.26	15.26
		Date	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034
		Average life	Years	1.94	1.74	1.73	1.53	1.52	1.50	1.31	1.31
	Without optional redemption *	Date	05/25/2021	03/13/2021	03/07/2021	12/25/2020	12/21/2020	12/17/2020	10/08/2020	10/05/2020	10/05/2020
		Final Maturity	Years	2.25	2.00	2.00	1.75	1.75	1.75	1.50	1.50
		Date	09/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	12/15/2020	12/15/2020	12/15/2020
Series C	With optional redemption *	Average life	Years	5.01	4.82	4.65	4.48	4.32	4.17	4.02	3.88
		Date	06/19/2024	04/12/2024	02/07/2024	12/07/2023	10/10/2023	08/15/2023	06/23/2023	05/04/2023	05/04/2023
		Final Maturity	Years	15.26	15.26	15.26	15.26	15.26	15.26	15.26	15.26
	Without optional redemption *	Date	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034
		Average life	Years	1.94	1.74	1.73	1.53	1.52	1.50	1.31	1.31
		Date	05/25/2021	03/13/2021	03/07/2021	12/25/2020	12/21/2020	12/17/2020	10/08/2020	10/05/2020	10/05/2020

Optional Clean up call when the amount of the Outstanding Balance of the securitised assets is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%.

Credit enhancement and financial operations

Credit enhancement (CE)							
Current				At issue date			
		% CE				% CE	
Class A	92.20%	135,785,404.07	11.68%	96.10%	1,057,100,000.00	4.94%	
Series A1	92.20%	135,785,404.07		87.01%	957,100,000.00		
Series A2	0.00%	0.00		9.09%	100,000,000.00		
Series B	3.49%	5,141,289.60	8.19%	1.75%	19,200,000.00	3.19%	
Series C	4.31%	6,345,980.73	3.88%	2.15%	23,700,000.00	1.04%	
Issue of Bonds		147,272,674.40			1,100,000,000.00		
Reserve Fund	3.88%	5,720,000.00		1.04%	11,440,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		10,707,621.72	-0.400%
Servicer ppal collect not yet credited		163,235.48	
Servicer ints collect not yet credited		14,299.82	
Liabilities		Available	Balance
Subordinated Loan L/T			5,720,000.00
Subordinated Loan S/T			0.00
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		4,760	16,155
Principal			
Principal outstanding		143,945,528.51	1,100,016,438.76
Average loan		30,240.66	68,091.39
Minimum		12.17	3,101.28
Maximum		197,569.46	544,097.40
Interest rate			
Weighted average (wac)		1.17%	3.37%
Minimum		0.00%	2.31%
Maximum		5.00%	9.50%
Final maturity			
Weighted average (WARM) (months)		122	254
Minimum		09/02/2019	12/29/2005
Maximum		12/05/2034	04/01/2035
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR		0.00%	0.03%
1-year EURIBOR/MIBOR		7.16%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		74.72%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		14.76%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.35%	0.00%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		4.57	6.85
10.01 - 20%		15.30	15.48
20.01 - 30%		23.02	25.12
30.01 - 40%		30.38	34.94
40.01 - 50%		23.55	44.49
50.01 - 60%		3.00	54.22
60.01 - 70%		0.18	61.92
70.01 - 80%			35.18
80.01 - 90%			2.62
90.01 - 100%			2.09
100.01 - 110%			0.01
120.01 - 130%			0.01
Weighted average (WALT)		31.29	62.19
Minimum		0.01	2.75
Maximum		62.89	122.90

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.10%	0.17%	0.28%	0.31%	0.51%
Annual Percentage Rate (CPR)	1.23%	2.04%	3.29%	3.62%	6.00%

Geographic distribution		
	Current	At constitution date
Andalucia	34.95%	36.89%
Aragon	6.94%	6.77%
Asturias	1.09%	1.11%
Balearic Islands	5.27%	3.82%
Basque Country	1.38%	3.21%
Canary Islands	6.07%	4.36%
Cantabria	2.43%	1.66%
Castilla-La Mancha	0.66%	0.70%
Castilla-Leon	9.28%	7.75%
Catalonia	1.58%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.28%	3.62%
Madrid	0.44%	0.69%
Murcia	0.66%	0.53%
Navarra	1.97%	4.37%
Valencia	22.99%	22.69%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	149	37,238.25	3,768.19	0.00	41,006.44	1.47	6,004,282.02	6,045,288.46	43.47	30.69
from > 1 to = 2 months	35	21,645.59	2,087.00	0.00	23,732.59	0.85	1,364,658.64	1,388,391.23	9.98	31.98
from > 2 to = 3 months	27	24,592.57	3,110.41	0.00	27,702.98	0.99	975,486.28	1,003,189.26	7.21	23.65
from > 3 to = 6 months	12	19,406.22	2,398.45	0.00	21,804.67	0.78	464,914.41	486,719.08	3.50	28.66
from > 6 to < 12 months	13	41,987.52	6,277.73	0.00	48,265.25	1.73	491,553.84	539,819.09	3.88	31.94
from = 12 to < 18 months	4	26,537.69	4,636.64	0.00	31,174.33	1.12	239,378.02	270,552.35	1.95	45.28
from = 18 to < 24 months	4	32,063.39	1,975.07	0.00	34,038.46	1.22	113,130.14	147,168.60	1.06	25.63
from ≥ 2 years	68	2,173,677.59	390,160.20	0.00	2,563,837.79	91.84	1,461,498.60	4,025,336.39	28.95	40.43
Subtotal	312	2,377,148.82	414,413.69	0.00	2,791,562.51	100.00	11,114,901.95	13,906,464.46	100.00	32.49
Total	312	2,377,148.82	414,413.69	0.00	2,791,562.51		11,114,901.95	13,906,464.46		